Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1545/12

Site: **8 Coral Close, Shoreham**

Proposal: **Proposed rear conservatory**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single storey rear conservatory to measure (at max) 2.8 metres in height, 3.9 metres in length, and 2.5 metres in depth.

The application property is a narrow mid-terraced two-storey property in a newly constructed housing estate on the former Southlands Hospital site. It is in a Conservation Area. Permission is required by virtue of a restrictive condition attached to the original planning consent preventing future extensions.

Relevant Planning History

None

Consultations

Adur & Worthing Councils: The **Environmental Health Officer** *requests precautionary contaminated land condition*

Representations

None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, BE6, CC1, CC6
Adur Local Plan: AG1, AH7, AB4

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to the statutory test of development in a Conservation Area being satisfied.

Visual amenity and Conservation Area

The conservatory is of a rudimentary design but it is positioned at the rear of the property, and is not visible from public vantage point. Its scale is appropriate to the main house, with sympathetic materials and finishes. At 2.5m long it ensures that a garden length of 6m is retained. While shorter in length than required by the Council's Standards, the house is located within a high density residential development where garden lengths have been compromised. The length of the conservatory is generally consistent with others that have been permitted at this development.

No visual harm would arise from it and the established character and appearance of the Conservation Area is preserved.

Neighbour Impact

It is adjoining neighbours either side who are principally affected (the development is removed from the remainder).

Sufficient distance is retained eastward to avoid adverse impact onto the immediately adjoining neighbour in this direction.

The conservatory's length is shallow and it is set off from the shared boundary to the west. This attention to design ensures no materially harmful overbearing and overshadowing would result onto this neighbour.

Only high level windows are proposed in the flanks of the conservatory so intrusive views onto neighbours are avoided, with no materially harmful loss of privacy.

Contaminated Land

Any contamination would have been discovered by survey as the housing estate is currently being built, so an informative would suffice to raise the applicant's awareness of this risk.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the Conservation Area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7, AB4 and the South East Plan (BE1, BE6, CC1, CC6)

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Notwithstanding "pd" no windows/openings in west flank apart from shown

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 21-1-2013

Authorised and signed by: Peter Barnett Date: 1 February 2013